



NEWS RELEASE

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Planning Commission will consider proposal to build senior citizens apartment complex

A proposal to build an apartment complex for senior citizens at the intersection of Woodland Road and Mercury Boulevard is one of three items scheduled for a public hearing Thursday at 3:30 p.m. in City Council chambers during the next meeting of the Hampton Planning Commission.

Although the 5.18 acres of undeveloped property now belongs to the city, developer MDC Woodlands of Virginia Beach wants to buy the property and build no more than 132 senior living apartments – 88 two-bedroom homes, 44 one-bedroom homes, and an activity room.

Before the project goes any further, however, the property has to be rezoned by the Planning Commission from a one-family residence district to a multiple residence district.

The zoning change would also have to be approved by City Council.

Residents of the apartment complex would have to be 55 years of age or older and 80% of the units would have to be market rate rentals. Up to 20% would be affordable units as defined by the Virginia Housing Development Authority for families earning 50% or 60% of the area's median income.

Among the conditions required by the city, the developer would have to build the complex "incorporating elements complimentary to those found in the Phoebus area buildings." The developer would also have to correct any problems with stormwater runoff on Mercury Boulevard and install the pump station necessary to handle wastewater.

The apartments are expected to cost almost \$12 million and generate \$122,720 in annual real estate taxes.

The city's Planning Department staff has recommended approval by the Planning Commission, with several condition related to the project's size, materials used, and property improvements.

Also Thursday, the Planning Commission will consider changing Hampton's zoning ordinance to establish procedures for installing "renewable energy production systems" (including wind turbines and solar panels), and a permit application for a private museum that would be operated by the Garden City Cultural and Historical Society at 1911 Shell Road.

- The change in the zoning ordinance would govern the safety and installation of devices like wind turbines and solar panels that are used to generate energy. Under the amended ordinance, one "small wind energy conversion systems" is permitted in all zoning districts except industrial.
- The private museum permit application would help the Cultural and Historical Society in its goal of preserving, protecting and promoting the history of Garden City, an early community in Elizabeth City County – later known as Hampton.

The Planning Department staff has recommended the Commission approve both the ordinance change and the permit application.

The Planning Commission meeting starts at 3:30 p.m. in City Council chambers at City Hall, 22 Lincoln St. A commission work session is scheduled for 3 p.m. in the Lawson Conference Room at City Hall.

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